

Town of North Hempstead



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David L. Mammina, R.A., A.I.A.

Vice Chairman

Donal McCarthy, Esq.

Members

Paul Aloe, Esq.

Leslie Francis, Esq.

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Secretary

Jonathan P. Fielding, Esq.

Board of Zoning Appeals

210 Plandome Road

Manhasset, NY 11030

(516) 869-7667

Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #20059 - Effie Gogas, variance 70-100.2.A(4) to maintain fencing exceeding the permitted height; SW/cor./of 66 Stratford North and Stephen Ln., Roslyn Heights, Sec. 7, Blk. 257, Lot 1, R-B District.

WHEREAS, an application (15-105820) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **OCTOBER 21, 2015**, the appeal in the above entitled matter was decided as follows:

DENIED.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine Seconded by: Vice Chairman McCarthy
Aye: Member Levine, Member Francis, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Nay: None.



JONATHAN P. FIELDING
SECRETARY

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NOTICE OF DECISION

APPEAL #20074 - Daniel Zylberberg, variances 70-100.2.A(2) and 70-100.2.A(4)(a)(5) to maintain fencing exceeding the permitted height and beyond the front building line; S/W/C 102 Titus Ave. & Asbury Ave., Carle Place, Sec. 10, Blk. 263, Lot 6, R-B District.

WHEREAS, an application (15-107436) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **OCTOBER 21, 2015**, the appeal in the above entitled matter was decided as follows:

DENIED.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Francis Seconded by: Member Levine
Aye: Member Levine, Member Francis, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Nay: None.



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NOTICE OF DECISION

APPEAL #20067 – Yossi Boniel, conditional use 70-126.D and variances 70-132.A, 70-203.G, 70-103.A(1) & 70-103.B to construct an automobile and motorcycle dealership with insufficient front yard setbacks, elimination of landscaped buffer and insufficient parking stalls and dimensions; S/side #380 Northern Blvd., 100' E/of Merrivale Rd., Great Neck, Sec. 2, Blk. 85, Lot 14, B-A District.

WHEREAS, an application (15-106654) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **OCTOBER 21, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED, of the dimension and in the location shown on drawings prepared by Barry Bashker, R.A., dated March 3, 2015 and revised through September 11, 2015, **SUBJECT TO THE CONDITIONS IN THE ATTACHED RIDER:**

SEE ATTACHED RIDER

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman McCarthy Seconded by: Member Levine
Aye: Member Levine, Member Francis, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Nay: None.


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Town of North Hempstead

Rider to Appeal # 20067

Yossi Boniel

S/side #380 Northern Blvd., 100' E/of Merrivale Rd., Great Neck
Section: 2 Block: 85 Lot: 14

1. The retail operator shall not perform any service, detailing, or preparation of vehicles on site. No repairs of vehicles and no sale of vehicle parts shall take place on the premises.
2. There shall be no outdoor display of vehicles offered for sale on these premises. The parking lot shall be used for employee and customer parking only.
3. No vehicles shall be delivered to the site on trailers/car carriers. All vehicles to be delivered shall be driven to the site or brought on a flatbed truck.
4. No test drives of vehicles will be permitted on the residential streets of University Gardens.
5. That the conditional use permit set forth herein shall continue only for so long as there is compliance with these conditions. If at any time the applicant is not in compliance with these conditions, then the conditional use permit shall terminate, and applicant must make a new application to this Board in order to continue the use.

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NOTICE OF DECISION

APPEAL #20076 - Chi Wai Wong/Lai Tuen Wong, renewal of variance 70-44.A to permit the continued use of a portion of a dwelling as a professional office (acupuncturist) S/side #1570 Hillside Ave., 220.90' W/of New Hyde Park, Rd., New Hyde Park., Sec. 8, Blk. 330, Lot 15, R-C District.

WHEREAS, an application (15-107249) was filed with the Board of Zoning Appeals and a public hearing was held following due notice; therefore, at a meeting of the Board held on **OCTOBER 21, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED, of the dimension and in the location shown on drawings initially submitted with the application in appeal no. 15327, and subject to the conditions in the attached rider:

SEE ATTACHED RIDER

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine Seconded by: Member Francis
Aye: Member Levine, Member Francis, Vice Chairman McCarthy, Chairman Mammina
Nay: None.
Abstain: Member Aloe



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Board of Zoning Appeals

Town of North Hempstead

Rider to Appeal # 20076

Chi Wai Wong/Lai Tuen Wong

S/side #1570 Hillside Ave., 220.90' W/of New Hyde Park, Rd., New Hyde Park

Section: 8 Block: 330 Lot: 15

1. The premises are to be used as a satellite office only.
2. Office hours are to be from 9:00 a.m. to 5:00 p.m., five days per week, excluding Sunday. No office hours are permitted on Sunday.
3. The Applicants and their immediate family shall reside within the dwelling and that the Applicant Chi Wai Wong is limited to the employment of one (1) assistant in compliance with section 70-231 of the Code of the Town of North Hempstead.
4. The appearance of a one family dwelling must be maintained. Only one meter for electrical utilities may be installed. Only one meter for gas utilities may be installed. The windows in the office portion of the premises must have the appearance of a residential dwelling and any subsequent improvements at the subject premises must maintain the appearance of a residential dwelling.
5. The sign identifying the business at the premises may be no more than two square feet, in compliance with the Town Code, and may not use the word "doctor."
6. The office use hereunder shall be for an acupuncturist practice only.
7. That the conditional use permit set forth herein shall continue only for so long as there is compliance with these conditions. If at any time the applicant is not in compliance with these conditions, then the conditional use permit shall terminate, and applicant must make a new application to this Board in order to continue the use.

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CORRECTED NOTICE OF DECISION

APPEAL #20052 - Great Neck Holdings, LLC, variance 70-103.A to maintain the conversion of office space to medical office space with insufficient off-street parking; S/side 370 Northern Blvd., 14' E/of Merrivale Rd., Great Neck, Sec. 2, Blk. 85, Lot 29, B-A District.

WHEREAS, an application (15-105053) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **SEPTEMBER 16, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED, of the dimension and in the location shown on drawings prepared by John R. Sorrenti, R.A., dated June 4, 2015 and revised through June 9, 2015, drawings prepared by Michael Marinis, P.E., dated June 12, 2015, and a survey prepared by Martin Alexander Read, L.L.S., dated March 16, 2015.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine Seconded by: Vice Chairman McCarthy
Aye: Member Levine, Member Francis, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Nay: None.
Absent: None.



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CORRECTED NOTICE OF DECISION

PPEAL #20034 – Joanne Del Vecchio, variances 70-100.2.A(2), 70-100.2.A(4) & 70-231 to maintain a mother/daughter residence with fencing forward of front building line and exceeding permitted height, exceeding permitted floor area for an accessory apartment, exceeding permitted kitchen area, having an exterior entrance, exterior stairway to a second floor and a deck attached to a floor above ground level; N/side #247 Roslyn Ave., 100' W/of Silver Lake Blvd., Carle Place, Sec. 10, Blk. 5, Lot 39, R-C District.

WHEREAS, applications (14-110928 & 15-102848) were filed with the Board of Zoning Appeals and a public hearing was held following due notice, at a meeting of the Board held on **JULY 15, 2015**, the appeal in the above entitled matter was decided as follows:

The variance requested from §70-100.2.A(4) was **WITHDRAWN** by the applicant at the hearing. The variances sought from §§70-231 and 70-100.2.A(2) and the conditional use permit for a mother/daughter use are hereby **GRANTED**, of the dimension and in the location as shown on drawings prepared by William J. Cook, R.A., dated December 7, 2014, **SUBJECT TO THE CONDITIONS IN THE ATTACHED RIDER.**

SEE ATTACHED RIDER

No building permit shall issue until plans, including floor plans for the first floor, conforming to this decision prepared, signed and sealed by a registered architect or professional engineer are submitted to the Board.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman McCarthy Seconded by: Member Francis
Aye: Member Levine, Member Francis, Vice Chairman McCarthy, Chairman
 Mammina
Absent: Member Aloe


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CORRECTED NOTICE OF DECISION

APPEAL #20054 – Radj Narain, variances 70-103.A(1) & 70-103.F(1) to construct interior alterations to an existing building with insufficient off-street parking and loading; N/side #15 Munson St., 100' E/of South Bayles Ave., Port Washington, Sec. 5, Blk. 129, Lot 46, I-B District

WHEREAS, an application (15-102931) was filed with the Board of Zoning Appeals and a public hearing was held following due notice; therefore, at a meeting of the Board held on **OCTOBER 7, 2015**, the decision in the above entitled matter was amended as follows:

GRANTED, of the dimension and in the location shown on drawings prepared by Steven M. Pi, R.A., dated September 29, 2014, **SUBJECT TO THE CONDITION THAT** neither the owner nor operator shall park vehicles on Munson Street in front of the subject premises nor shall the front yard of the premises be used as the site of any repair work to be performed.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine Seconded by: Member Francis
Aye: Member Levine, Member Francis, Vice Chairman McCarthy
Nay: None.
Absent: Member Aloe, Chairman Mammìna


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